prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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# RECORD LAND SURVEY
## PORTION OF HIATT ACRES III, PLAT BOOK 104, PAGE 35, B.C.R.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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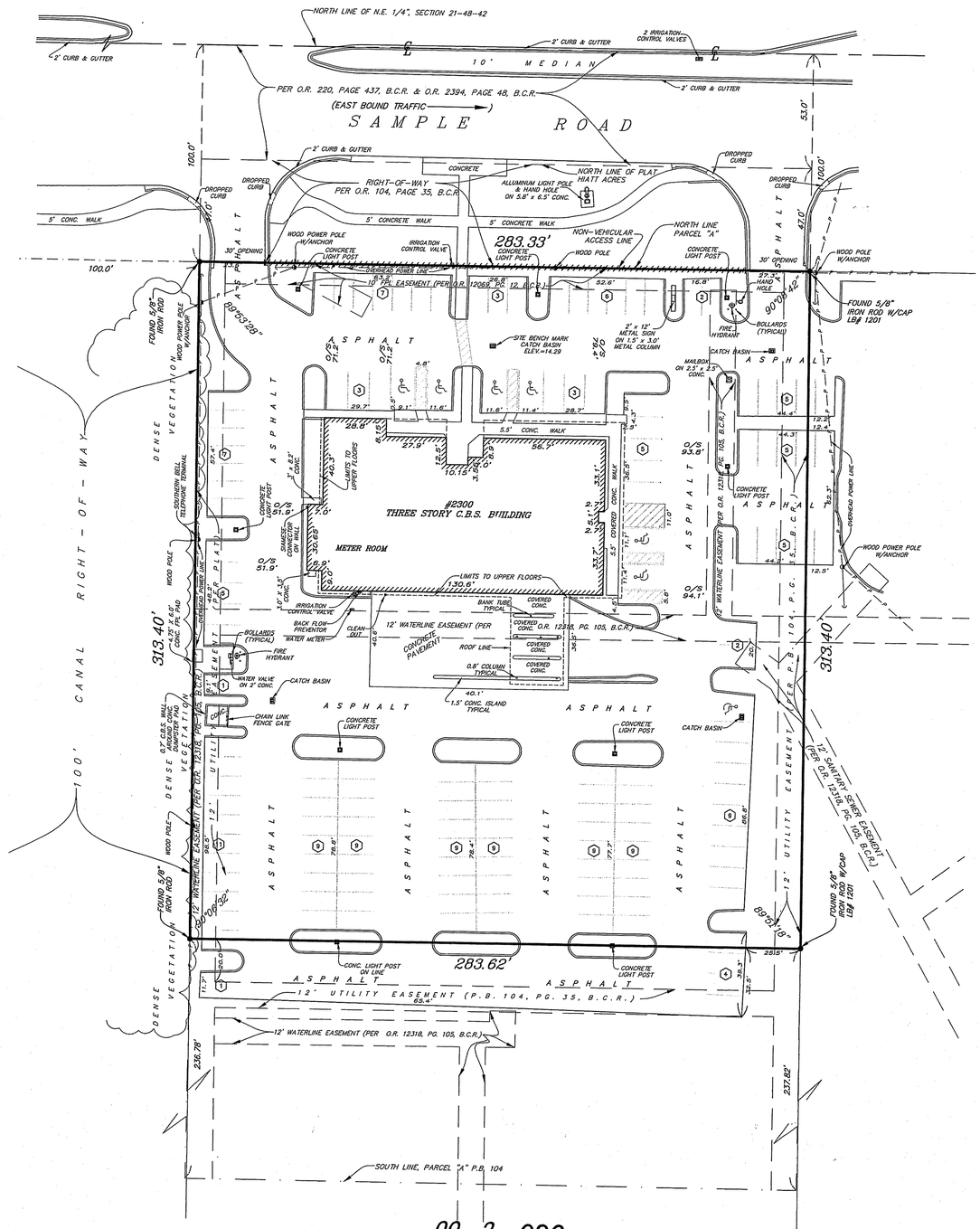


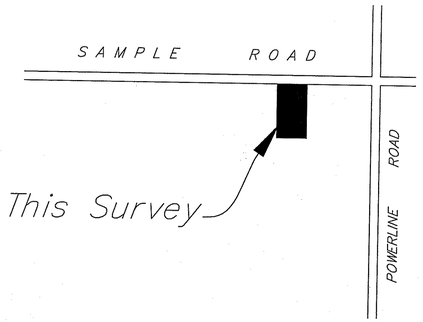


**Location Sketch**
Not To Scale

## LEGEND

| | |
|---|---|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | ℄ = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | PG. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| | (9) = NUMBER OF STRIPED PARKING |

## NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 15.5

7) This property lies in Flood Zone "AH", Elev.=14.0 Per Flood Insurance Rate Map No. 12011C0120 F Dated: August 18, 1992. Community Panel No. 120055 Index Map Dated: October 2, 1997.

## OFFICE NOTES

FIELD BOOK NO. TDS-48, Print.
JOB ORDER NO. U-5307
CHECKED BY:
DRAWN BY: S.P.

C:\Sheldon\U5307\dwg\u5307.dwg 7/30/2009 3:32:53 PM EDT

## Legal Description

A portion of the HIATT ACRES III, according to the plat thereof, as recorded in Plat Book 104, Page 35, of the public records of Broward County, Florida, being more particulary decribed as follows:

The North 313.40 feet of Parcel "A", HIATT ACRES III, as measured at right angles to the North boundary line thereof.

Said lands situate, lying and being in Broward County, Florida, containing 2.040 acres, more or less.

## CERTIFIED TO:

Sachs Sax Caplan, P.L.
Chicago Title Insurance Company;
B.O.D. Properties, LLC, A Florida limited liability company and
Tremont Realty, Inc.
Becker & Poliakoff, P.A.

This survey reflects any easements, road reservations or rights of way of record affecting this property per Chicago Title Insurance Company, Commitment Title No: 300905666, Dated July 1st, 2009 at 11:00 PM.

Notes corresponding to exceptions in Schedule B – Part II of the above referenced title commitment:

5. Easement per Plat Book 104, Page 5, B.C.R. affect this property as shown.

6. Easements per O.R. 12318, Page 105, B.C.R. affect this property as shown.

7. Easements and Agreement per O.R. 13325, Page 269, B.C.R. affect this property (Blanket in nature not plottable).

8. Lease ratification per O.R. 14445, Page 711, B.C.R. affect this property (no easements contained therein).

11. This property is not designated as containing Wetlands as delineated in Ordinance No. 2002-61, per O.R.34145, Page 1891, B.C.R.

12. This property is not designated as containing Wetlands as delineated in Ordinance No. 2005-53, per O.R.41179, Page 1696, B.C.R.

13. Easement per O.R. 12069, Page 12, B.C.R. affect this property as shown.

14. Easements and Agreement per O.R. 12329, Page 466, B.C.R. affect this property (Blanket in nature not plottable).

## CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 24th day of July, 2009.

McLAUGHLIN ENGINEERING COMPANY

CARL E. ALBREKTSEN
Registered Land Surveyor No. 4185
State of Florida.

FILE NO.: 09 - 3 - 026